



HARWOODS

Chartered Surveyors & Estate Agents

LOCK-UP RETAIL SHOP UNIT

NIA 23.34 sq m (251 sq ft) approx



**1B OXFORD STREET
WELLINGBOROUGH
NORTHANTS
NN8 4HY**

TO LET – NEW LEASE - £7500 per annum exclusive

This lock-up retail shop unit is situated in a prominent position on the corner of Oxford Street and Silver Street in Wellingborough town centre. The property benefits from good sized frontage, fluorescent lighting, good sized retail sales area, rear kitchen and cloakroom/wc. To the rear there is parking for one vehicle. Close by retailers include A O Copy and Morrisons Supermarket.

Wellingborough has a population of approximately 72,000 with a wider catchment area from the surrounding villages.

21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY

Tel: (01933) 441464

email: com@harwoodsproperty.co.uk www.harwoodsproperty.co.uk

NET INTERNAL AREAS:

Retail Sales Area:	20.14 sq m	(217 sq ft)
Rear Kitchen:	3.20 sq m	(34 sq ft)

TOTAL: **23.34 SQ M (251 SQ FT)**

THE PROPERTY:

Access from Oxford Street to:-
 Ground Floor Retail Sales Area
 Kitchen
 Cloakroom/wc
 Rear Access

Outside – Parking for one vehicle to the rear of the property.

LEASE:

New Lease on internal repairing and insuring basis.

TERM:

Negotiable terms available with a minimum of 5 years.

RENT:

£7500 per annum exclusive paid quarterly in advance by standing order.

RENT DEPOSIT DEED:

Equivalent to 3 months rent to be lodged by the Tenant.

RENT REVIEWS:

At the end of the third year upwards only to open market value.

SERVICES:

We understand that mains water, electricity and drainage are connected to the property.

658/DJW

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

BUSINESS RATES:

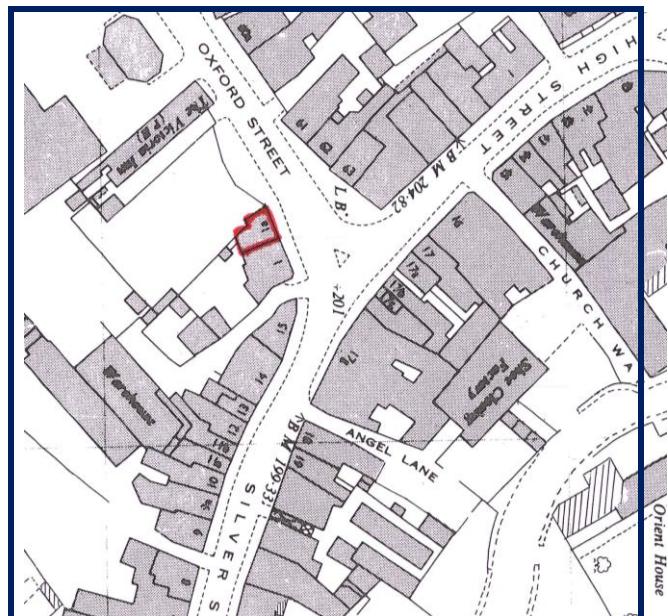
From information supplied from the Local Authority and the VOA web site the rateable value of the premises will need to be updated, therefore you will have to make your own enquiries with regard to the rateable value and rates payable.

LEGAL FEES:

Ingoing Tenant to pay a contribution of £300 towards Landlords reasonable legal costs in respect of this new Lease.

ENERGY PERFORMANCE ASSET RATING:

Awaited.

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

Duncan Woods AssocRICS – Tel: 01933-441464
or e-mail com@harwoodsproperty.co.uk

WARNING Harwoods for themselves and for the vendors of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute either fully or part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended purchasers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

VAT: All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.